

ENTERED
VERIFIED

p-17

HARRIS COUNTY, ET AL
VSADRIENNE IRIS HECHT, AKA ADRIANNE
DEUTSER HECHT

FILED

Chris Daniel
District Clerk

APR 04 2018

Time:

8:00 AM

By:

Harris County, Texas

Deputy

"PLURIES" ORDER OF SALE IN TAX SUITS

THE STATE OF TEXAS:

TO: ANY SHERIFF OR ANY CONSTABLE WITHIN THE STATE OF TEXAS, GREETING:

WHEREAS, in the suit set forth below, the Plaintiff and/or Intervenor taxing units recovered a judgment of foreclosure on delinquent taxes, penalties, interest, costs and expenses of suit and sale, in those amounts and on the date as shown and fully set forth in such judgment, a true and correct copy of which is attached hereto and incorporated by reference;

WHEREAS, the Judgment constituted a foreclosure of the lien for taxes due to the Plaintiff(s) and Intervenor(s), upon the property described in such Judgment;

WHEREAS, the suit on which the Judgment is based is identified as follows, such judgment also providing for the recovery of all court costs and expenses of suit as shown:

See attached a true and correct copy of judgment signed on **OCTOBER 30, 2012** recorded in Image No. **53811612**, of the Minutes of the District Court, for the following matters: a) taxes, penalties, interest, attorney fees, abstractor's fees, attorney ad litem fees and Tax Master fee recovered by said judgment; b) description of the property foreclosed by said judgment; and c) the adjudged market value of said property as fixed in the judgment, all of which matters are incorporated herein by reference. Also see attached Bill of Costs, same being incorporated herein by reference.

AND WHEREAS, an Original Order of Sale was issued thereon, on the **19TH day of FEBRUARY, 2013**, and was returned endorsed as follows: **UNEXECUTED**. AND WHEREAS, an Alias Order of Sale was issued thereon, on the **22ND day of JULY, 2013**, and was returned endorsed as follows: **EXECUTED**.

AND WHEREAS, fees previously paid are hereafter identified as: **NONE**

THEREFORE, YOU ARE HEREBY COMMANDED to proceed to seize, levy upon, and advertise for sale as under Execution the property described in said judgment and sell the same to the highest bidder (hereafter called "Purchaser") for cash, pursuant to Sections 34.01 and 33.50 of the Texas Property Tax Code. You further are commanded to make such sale subject to the right of the Defendant(s) to redeem the property pursuant to Section 34.21 of the Texas Property Tax Code; and, further, you are commanded to make to the Purchaser, or to the Purchaser's designee, your Deed thereto, subject to said right of redemption. You are further commanded to place the Purchaser, or the Purchaser's designee, in possession of the property so sold in accordance with the provisions of said Judgment, attached hereto.

You are commanded to apply the proceeds of such sale to the payment of the judgment, interest, penalties, costs and expenses of suit, and attorneys' fees, as set out in said judgment, and the further costs of executing this Order, including your costs of sale; the remainder of the purchase price, if any there be, shall be paid to the Clerk of the District Court to be retained by him, subject to the order of said Court, in accordance with the statutes of the State of Texas.

HEREIN FAIL NOT, and make due return of this Writ within 180 days from the date of issuance hereof, with your endorsement thereon showing how you have executed the same.

ISSUED UNDER MY HAND and the seal of Office at Houston, Texas this **18TH day of OCTOBER, 2017, A.D.**

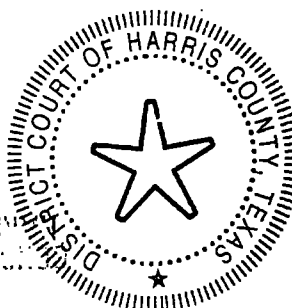
Issued at the request of:

ANNETTE RAMIREZ

ALDINE INDEPENDENT SCHOOL DISTRICT

2520 W W THORNE BLVD

HOUSTON, TX 77073-3406

CHRIS DANIEL, District Clerk
Harris County, TEXAS

By:

Deputy

LESLIE CHARLES

2018 FEB -1 PM 3:12
#1 DISTRICT COURT OF HARRIS COUNTY, TEXAS

21:03 PM -1 FEB 2018

RECORDED'S MEMORANDUM

2012-20900

HARRIS COUNTY, ET AL

VS

ADRIENNE IRIS HECHT AKA

ADRIANNE DEUTSER HECHT

CONSTABLE'S RETURN

CAME TO HAND FEBRUARY 1, 2018 AND EXECUTED MARCH 6, 2018 BY SELLING DEFENDANT REAL PROPERTY FOR BID OF \$10,000.00 TO HORACIO PONCE AFTER SENDING A DEMAND LETTER TO THE DEFENDANT ON FEBRUARY 1, 2018. LEVIED ON THE DEFENDANT'S REAL PROPERTY FEBRUARY 1, 2018 AND POSTED THE PROPERTY FOR SALE IN 3 PUBLIC PLACES. DEFENDANT WAS GIVEN PROPER NOTICE OF SALE BY CERTIFIED AND REGULAR MAIL. NOTICE WAS PUBLISHED IN THE DAILY COURT REVIEW.

CREDITS:

HARRIS COUNTY	\$3,204.76
OTHER JURISDICTION:	\$4,870.74
PUBLICATION FEE:	\$175.00
ATTORNEY AD LITEM FEE:	\$0.00
CONSTABLE SERVICE FEE:	\$450.00
COURT COSTS:	\$732.00
TAX MASTER FEE:	\$35.00
COST PAYABLE TO FIRM:	\$250.00
DEED RECORDING FEE:	\$20.00
ABSTRACT FEE:	\$0.00
OTHER JURISDICTION:	\$0.00
BUYER OVER PAYMENT	\$0.00
EXCESS PROCEEDS:	<u>\$262.50</u>
TOTAL	\$10,000.00

PAYABLE TO:

HARRIS COUNTY TAC
ALDINE ISD
DAILY COURT REVIEW
FAMOSE THOMAS GARNER
HARRIS COUNTY DISTRICT CLERK
HARRIS COUNTY DISTRICT CLERK
KRISTEN BRAUCHLE
LINEBARGER ETAL
LINEBARGER ETAL
LINEBARGER ETAL
CITY OF HOUSTON LIEN
NONE
HARRIS CO DC COURT REGISTRY

CONSTABLE ALAN ROSEN,
PRECINCT #1, HARRIS COUNTY

BY: 

DEPUTY: CINDIA TORRES - 1C30



CHRIS DANIEL
DISTRICT CLERK

STATEMENT OF ACCRUED COSTS/FEEES

THIS IS NOT A BILL

HARRIS COUNTY, ET AL vs HECHT, ADRIANNE DEUTSER_(IN REM ONLY)

ALDINE INDEPENDENT SCHOOL DISTRICT

Cause#: 7 - 201220900

Court: 157

Judgment Date: 10/30/2012

Issued at the Request of: ALDINE INDEPENDENT SCHOOL DISTRICT

DATE	RCT/INV	ASSESSED TO/COLLECTED FROM	TYPE	ITEM DESCRIPTION	FEES/COSTS	PAID
10/12/2017	529027	ALDINE INDEPENDENT SCHOOL DISTRICT	ASMT	ORDER OF SALE	\$8.00	\$0.00
10/12/2017	529027	ALDINE INDEPENDENT SCHOOL DISTRICT	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
10/12/2017	529027	ALDINE INDEPENDENT SCHOOL DISTRICT	ASMT	CONST-TAX	\$450.00	\$0.00
7/19/2013	37842	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	CONST-TAX	\$400.00	\$0.00
7/19/2013	37842	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	ORDER OF SALE	\$8.00	\$0.00
2/4/2013	34186	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	CONST-TAX	\$0.00	\$0.00
2/4/2013	34186	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	ORDER OF SALE	\$8.00	\$0.00
7/19/2012	6833	ALDINE ISD-TAX ASSESSOR	ASMT	FILING INTERVENTION	\$15.00	\$0.00
7/19/2012	6833	ALDINE ISD-TAX ASSESSOR	ASMT	DISTRICT COURT RECORDS ARCHIVE	\$5.00	\$0.00
7/19/2012	6833	ALDINE ISD-TAX ASSESSOR	ASMT	RECORD PRESERVATION FEE	\$5.00	\$0.00
7/19/2012	6833	ALDINE ISD-TAX ASSESSOR	ASMT	SECURITY FEE	\$1.00	\$0.00
7/19/2012	6833	ALDINE ISD-TAX ASSESSOR	ASMT	DIST CLK RECORDS MGMT / PRES FEE	\$5.00	\$0.00
7/19/2012	6833	ALDINE ISD-TAX ASSESSOR	ASMT	LEGAL SRVCS FEE-CIVIL/DIST	\$10.00	\$0.00
7/2/2012	479032	HIRSCH, JEFFREY M.	ASMT	E-FILING CC CONVENIENCE FEE	\$2.00	\$2.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	SUPPORT OF JUDICIARY FEE	\$42.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	JUDICIAL FILING FEE - CIVIL	\$50.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	LEGAL SRVCS FEE-CIVIL/DIST	\$10.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	DIST CLK RECORDS MGMT / PRES FEE	\$5.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	RECORD PRESERVATION FEE	\$5.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	CONSTABLE FEE-TAX	\$75.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	SECURITY SERVICE FEE	\$5.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	DISTRICT COURT RECORDS ARCHIVE	\$5.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	DIGITAL REC PRESERVATION FEE	\$10.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	CITATION WITH 1 COPY	\$8.00	\$0.00
4/13/2012	950942	LINEBARGER, GOGGAN BLAIR & SAMPSON	ASMT	FILING NEW CASE	\$50.00	\$0.00
TOTAL ALL FEES:					\$1,184.00	\$2.00
BALANCE DUE ALL FEES:					\$1,182.00	

Summary		Costs	Paid	Due
ALDINE INDEPENDENT SCHOOL DISTRICT	P	\$460.00	\$0.00	\$460.00
ALDINE ISD-TAX ASSESSOR	P	\$41.00	\$0.00	\$41.00
HIRSCH, JEFFREY M.	D	\$2.00	\$2.00	\$0.00
LINEBARGER, GOGGAN BLAIR & SAMPSON	P	\$681.00	\$0.00	\$681.00
Statement Totals:		\$1,184.00	\$2.00	\$1,182.00

CHRIS DANIEL Prepared by: LESLIE CHARLES

DEPUTY.

(713) - 755-7300
10/17/2017

TAXABLE COST NOT ASSESSED BY DISTRICT CLERK'S OFFICE

TAX MASTER FEE: \$35.00 PAYABLE TO: Kristen Brauchle

AD LITEM FEE: \$0.00

PAYABLE TO:

Plaintiff's Recoverable Costs: \$1,180.00

MONEY DUE to CHRIS DANIEL DISTRICT CLERK \$1,182.00

SUIT NO. 2012-20900

HARRIS COUNTY, ET AL

VS.

ADRIENNE IRIS HECHT, AKA ADRIANNE
DEUTSER HECHT

§
§
§
§
§

IN THE DISTRICT COURT

157TH JUDICIAL DISTRICT

HARRIS COUNTY, TEXAS

AGREED FINAL JUDGMENT

On the 24th day of July, 2012, this cause being called in its regular order, came the Plaintiff Taxing Unit(s) whether Plaintiff(s), Intervenor(s) or Impleaded Plaintiff(s), to wit:

Plaintiff(s):

HARRIS COUNTY, on behalf of itself and the following county-wide taxing authorities
The HARRIS COUNTY DEPARTMENT OF EDUCATION,
The PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY,
The HARRIS COUNTY FLOOD CONTROL DISTRICT,
The HARRIS COUNTY HOSPITAL DISTRICT (hereinafter Harris County);

CITY OF HOUSTON;

LONE STAR COLLEGE SYSTEM (hereinafter LSCS);

Intervenor(s):

ALDINE INDEPENDENT SCHOOL DISTRICT (hereinafter Aldine ISD);

The defendant(s) are as follows:

Adrienne Iris Hecht AKA Adrienne Deutser Hecht (In Rem Only) who has answered and has been duly notified of trial and who has appeared/failed to appear in court.

Said cause came on for trial and no jury was demanded. All matters of controversy, both of fact and of law, were submitted to the Court. The Court, after considering the pleadings, evidence, and arguments of counsel, grants judgment as follows:

IT IS ORDERED that Plaintiff Taxing Unit(s) shall not be granted any monetary relief against any defendant(s) identified as IN REM ONLY herein above.

IT IS ORDERED that the Plaintiff Taxing Unit(s) recover of and from the Defendant(s), as indicated

the total sum of money set out below which claims are secured by tax liens against the property

PAB
DL
V. ZALPP

FILED

Chris Daniel
District Clerk

JUL 24 2012

Time: _____
By _____
Harris County, Texas
Deputy

10:00
[Signature]

hereinafter described:

ACCOUNT NUMBER: 0854120000053

LEGAL DESCRIPTION: LOT 53 IN BLOCK 4 OF GREEN MANOR, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 50, PAGE 32 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

HCAD DESCRIPTION: LT 53 BLK 4 GREEN MANOR

ADJUDGED MARKET VALUE: \$4,740.00

	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty Fees	Research Fee	Total
HARRIS COUNTY	1992 - 2011	\$604.38	\$999.67	\$28.37	\$0.00	\$1,632.42
CITY OF HOUSTON	1992 - 2011	\$616.74	\$1,056.61	\$0.00	\$0.00	\$1,673.35
LSCS	1992 - 2011	\$104.46	\$166.66	\$5.98	\$0.00	\$277.10
ALDINE ISD	1992 - 2011	\$1,407.82	\$1,870.33	\$491.74	\$0.00	\$3,769.89

IT IS ORDERED that Plaintiff Taxing Unit(s) do have and recover from the Defendant(s) interest at the rate of one (1%) percent per month on the base tax amount for 2011 and prior tax years beginning August 1, 2012 until paid.

IT IS ORDERED that the Plaintiff Taxing Unit(s), do have and recover from the Defendant(s), all court costs that have been, and will be incurred in the prosecution of this cause. All costs of court shall be paid by the Defendant(s), for which let execution issue.

IT IS ORDERED that title research fees incurred herein by LINEBARGER GOGGAN BLAIR & SAMPSON, LLP (hereinafter Linebarger), attorneys for certain Plaintiff Taxing Unit(s), for determining the name, identity and location of necessary parties and in procuring the legal description of the subject property in the amount of \$250.00 be paid by the Defendant(s), for which let execution issue.

IT IS ORDERED that Kristen Brauchle, Tax Master be awarded THIRTY-FIVE DOLLARS (\$35.00) as a Tax Master Fee and that such amount be taxed against defendant(s) as costs in this cause.

IT IS ORDERED that the following taxing units, having been joined herein but having failed to plead and prove their claims for delinquent taxes on the above described real property, shall have their tax liens on such property extinguished for all delinquent taxes due, as of the date of this judgment, pursuant to the provisions of the Texas Property Tax Code, to wit:

NONE



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